041.0	0004	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,600 / 858,600
					USE VALUE:	858,600 / 858,600
					ASSESSED:	858,600 / 858,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON ELIZABETH
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	35 DARTMOUTH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON JAMES J--ETAL -
Owner 2:	HARRINGTON ELIZABETH -
Street 1:	35 DARTMOUTH ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2352 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	414,600		444,000	858,600
Total Card	0.103	414,600		444,000	858,600
Total Parcel	0.103	414,600		444,000	858,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.05 | /Parcel: 365.0

Legal Description

User Acct 28311

GIS Ref

GIS Ref

Insp Date 02/13/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 041.0-0004-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,700	0	4,500.	444,000	858,700	858,700	Year End Roll	12/18/2019
2019	104	FV	321,400	0	4,500.	471,800	793,200	793,200	Year End Roll	1/3/2019
2018	104	FV	321,400	0	4,500.	344,100	665,500	665,500	Year End Roll	12/20/2017
2017	104	FV	301,000	0	4,500.	299,700	600,700	600,700	Year End Roll	1/3/2017
2016	104	FV	301,000	0	4,500.	255,300	556,300	556,300	Year End	1/4/2016
2015	104	FV	267,600	0	4,500.	249,800	517,400	517,400	Year End Roll	12/11/2014
2014	104	FV	267,600	0	4,500.	205,400	473,000	473,000	Year End Roll	12/16/2013
2013	104	FV	278,600	0	4,500.	195,400	474,000	474,000		12/13/2012

!3451!

PRINT

Date	Time
12/10/20	18:42:14

LAST REV

Date	Time
04/09/19	13:58:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3451

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JAME	56475-535		2/16/2011	Convenience	1	No	No		
	11546-746		7/1/1968		99	No	No		N

USER DEFINED

Prior Id # 1:	28311
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2013	1652	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	163	PATRIOT
11/8/2008	MEAS&NOTICE	HS	Hanne S
3/21/2000	Inspected	264	PATRIOT
3/1/2000	Measured	264	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09642851
Const Adj.:	0.98980200
Adj $ / SQ:	184.492
Other Features:	92500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600837
Depreciation:	186260
Depreciated Total:	414578

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

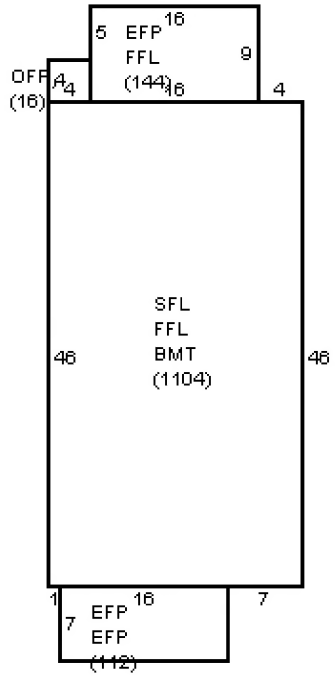
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	184.490	230,246
BMT	Basement	1,104	55.350	61,104
SFL	Second Floor	1,104	184.490	203,679
EFP	Enclos Porch	368	34.270	12,611
OFP	Open Porch	16	43.550	697
	Net Sketched Area:	3,840	Total:	508,337
Size Ad	2352	Gross Are	3840	FinArea 2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.49
Special Features:	0	Val/Su Net:	107.97
Final Total:	414600	Val/Su SzAd	176.28

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

041.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	